

EXTRA INFORMATION

3/12/12 (3)

Christine Joyce

From: Christine Joyce
Sent: Monday, March 12, 2012 8:37 AM
To: Board of Selectmen
Subject: FW: site plan #433 (40 Sudbury/65 Powder Mill Rd)

Will be in extra Info for tonight

From: Roland Bartl
Sent: Friday, March 09, 2012 5:05 PM
To: Manager Department
Subject: FW: site plan #433 (40 Sudbury/65 Powder Mill Rd)

Additional info on site plan #433 for BoS hearing continuation on Monday.

Roland Bartl, AICP
Planning Director
472 Main Street
Acton, MA 01720
(978) 929-6631

From: Chris Allen [mailto:Chris@actonwater.com]
Sent: Friday, March 09, 2012 3:57 PM
To: Roland Bartl
Cc: 'Mark Donohoe'; 'Leo Bertolami'
Subject: RE: site plan #433 (40 Sudbury/65 Powder Mill Rd)

Roland,

Current water main on Sudbury Road is 8". It should remain that diameter for any extension. Length would depend on the necessary location of the hydrant. At a minimum, 500'; that is usually a good thumbrule.

Let me know if I can be of further assistance.

Regards,
Chris

Chris Allen
District Manager

Water Supply District of Acton

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"When the well's dry, we know the worth of water," --Benjamin Franklin 1774.

From: Roland Bartl [mailto:rbartl@acton-ma.gov]
Sent: Thursday, March 08, 2012 1:35 PM
To: Chris Allen
Cc: 'Mark Donohoe'; 'Leo Bertolami'
Subject: FW: site plan #433 (40 Sudbury/65 Powder Mill Rd)

Hi, Chris:

See the Fire Chief's comments below. In following up on your 2/16 letter to Mr. Donohoe, could you opine what the expected water line would have to be (length and diameter) if a fire hydrant were required at the proposed building - approximately?

Roland Bartl, AICP
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From: Robert Craig
Sent: Thursday, March 08, 2012 9:35 AM
To: Roland Bartl
Cc: Christine Joyce
Subject: RE: site plan #433 (40 Sudbury/65 Powder Mill Rd)

Hi Roland,

Thanks for your patience, I am dealing with a family medical situation this and meant to get this to you earlier this week. However, in response, I did receive and read Mr. Donohoe's letter of February 22, 2012. As noted, I did meet with him and subsequently visited the proposed site on two occasions as well as the adjacent apartment complex in Concord. This was as a result of Mr. Donohoe's reference to possible alternative access and his references to fire hydrants in the adjacent apartment complex that might be utilized. I found the following. The primary access to the proposed structure is through a parking lot which at present does not appear to be utilized. As such, we could access the site of the proposed structure, however once at the site turning apparatus around may be difficult if the parking lot is in use. This may not be the case if the parking lot is not in use or at night. Further, as indicated by Mr. Donohoe the adjacent road could be used as a secondary access to the proposed structure provided we have a mild winter such as we just had with no snow banks and provided that no fencing or barriers are erected between the two lots. Relative to fire hydrants, as shown and as I found, the closest Acton hydrant is down on Sudbury Road, approximately 1000 feet away which is excessive. I also investigated the possibility of utilizing fire hydrants in the apartment complex and several hydrants would be somewhat closer to the proposed structure but would be difficult to access and utilize requiring the laying of hoses by apparatus through and across parking lots, across two access roads and then across the same land buffer between the two adjacent lots and with the same concerns as noted above. This would not be acceptable. All this to say, that a fire hydrant should be located closer to this structure. I did note that a letter has been sent to the Acton Water District, although I have no further information or have had no further contact relative to this request.

Bob

From: Roland Bartl
Sent: Wednesday, March 07, 2012 1:39 PM
To: Robert Craig
Cc: Christine Joyce
Subject: RE: site plan #433 (40 Sudbury/65 Powder Mill Rd)

PS:

Originally, the proposed use was auto related. This, we had to nix because of the groundwater protection zoning.

Then it become a possible building trade shop with may some offices space. Now the possibility of an apartment or is also thrown into the mix. All of these are possibilities under zoning, and they really don't change much how the site plan works - at least in my mind. But, I am telling you this, because it may affect how you look at from with respect to fire protection needs.

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From: Roland Bartl
Sent: Wednesday, March 07, 2012 1:34 PM
To: Robert Craig
Cc: Christine Joyce
Subject: site plan #433 (40 Sudbury/65 Powder Mill Rd

Hi, Bob:

Leo's engineer wrote on 2/22 that you have met with him on 2/14 regarding fire protection matters related to this site plan (access, fire hydrant location, etc.). Do you have any final input to the Board of Selectmen before they continue the hearing on Monday, March 13?

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